

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In the City of San Antonio, Bexar County, on SL 1604, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 4551, at Page 99, Deed Records of Bexar County, Texas.

A portion of the easement encumbering the real property, described in Exhibit A (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

Goodwill Industries of San Antonio, a Texas non-profit corporation, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$174.

The commission finds \$174 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

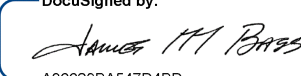
IT IS THEREFORE ORDERED by the commission that the easement interest in the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the Texas Department of Transportation to execute a proper instrument releasing all of the state's right, title, and interest in the easement interest to Goodwill Industries of San Antonio, a Texas non-profit corporation, for \$174.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4EC...

Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
A36629BA547D4BD...

Executive Director

115775 June 25, 2020

Minute	Date
Number	Passed




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 LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING
 

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Control:

County: Bexar

Date: July 20<sup>th</sup>, 2011

Highway: F.M. 1604

## Description for

## Lot 23 Remainder Portion of Easement Parcel 4, Part 6.

A 0.001 acre, or 55 square feet more or less, tract of land out of Lot 23, Block 1 of the Fischer Marketplace Subdivision as recorded in Volume 9619, Page 205 of the Deed and Plat Records of Bexar County, Texas, conveyed to Goodwill Industries of San Antonio in Special Warranty Deed recorded in Volume 14800, Pages 528-533 of the Official Public Records of Real Property of Bexar County, Texas, out of the George Voss Survey No. 340½, Abstract 788, County Block 4955, now in New City Block (N.C.B.) 17725 of the City of San Antonio, Bexar County, Texas. Said 0.001 acre tract being a remainder portion of that 0.235 acre easement parcel 4 part 6 established for the F.M. 1604, Charles Anderson Loop, in that Easement for Highway Purposes conveyed by R.J. and Martha Fischer to the State of Texas on 25<sup>th</sup> of November 1960, recorded in Volume 4551, Pages 99-102 Deed Records of Bexar County, Texas, said easement more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone;

COMMENCING: At a found”+” at an angle in the south right-of-way line of said F.M. 1604, at 220.00 feet right of Engineers centerline station 579+96.41 of the retracement survey recorded on Texas Department of Transportation right-of-way Map SAT245203AN\_04, an angle in the north line of Lot 24 of said Fischer Marketplace Subdivision;

- (1) THENCE NORTH 84°55'51” East along and with the south right-of-way line of F. M. 1604, the north line of said Lot 24, a distance of 91.31 feet to the east line of said 0.235 acre easement, and continuing for a total distance of 105.44 feet to the northeast corner of Lot 24, the northwest corner of said Lot 23;
- (2) THENCE SOUTH 11°21'52” East departing the south right-of-way line of F.M. 1604, along and with the east line of Lot 24, the west line of said Lot 23, a distance of 32.30 feet to its’ intersection with the east line of said 0.235 acre easement, the POINT OF BEGINNING and north corner of the herein described tract;
- (3) THENCE SOUTH 33°53'42” East, departing the west line of said Lot 23 and over and across said Lot 23, a distance of 16.23 feet to the southeast corner of said 0.235 acre easement;

- (4) THENCE SOUTH 56°06'18" West, over and across said Lot 23 with the south line of said 0.235 acre easement, a distance of 6.73 feet to the intersection with the aforementioned west line of said Lot 23, from which a ½" iron rod with cap marked "Pape-Dawson" at the southwest corner of said Lot 23 bears SOUTH 11°21'52" East, a distance of 206.97 feet;
- (5) THENCE NORTH 11°21'52" West, along and with the east line of said Lot 24, the west line of said Lot 23, over and across said 0.235 acre easement, a distance of 17.57 feet to the POINT OF BEGINNING, and containing 0.001 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

STATE OF TEXAS  
COUNTY OF BEXAR


I hereby certify that this Description is true and correct according to an actual survey made on the ground under my supervision.

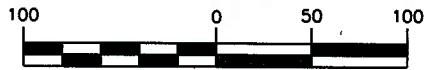
This 20th day of July 2011 A.D.

A Plat of even date was also prepared



PAPE-DAWSON ENGINEERS INC.

  
David A. Casanova  
R.P.L.S. #4251



( IN FEET )  
1 INCH = 100 FT.

GEORGE VOSS  
SURVEY NO. 340 1/2  
ABSTRACT 788  
C.B. 4955

**LEGEND**

	SIGN
	FIRE HYDRANT
	ANCHOR GUY
	POWER POLE
	POWER POLE (X ARM)
	STREET SIGN
	WATER METER
	WATER VALVE
	BARBED WIRE FENCE

**CHARLES ANDERSON  
LOOP (FM 1604)**  
(ROW VARIES - 355' MINIMUM)

**P.O.B.**

S 11°21'52" E  
32.30'  
105.44'  
N 84°55'51" E

**P.O.C.**

220' RT.  
STA. 579+96.41

165.00 RT.  
STA. 579+00

TMP  
CURB

**BLK 1  
NCB 17725**

**LOT 26  
(0.781 AC)**

**FISCHER MARKETPLACE  
SUBDIVISION**  
(VOL. 9619, PG. 205 D.P.R.)  
BLOCK 1

**LOT 23  
(2.500 AC)**

GOODWILL INDUSTRIES OF SAN ANTONIO  
(VOL. 14800, PG. 528-533 R.P.R.)

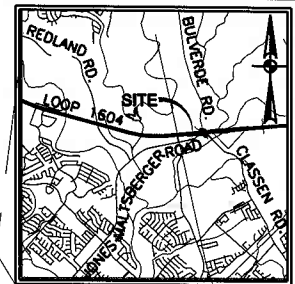
S 33°53'42" E  
16.23'  
N 84°55'51" E  
48.15'

S 56°06'18" W  
6.73'  
S 11°21'52" E  
206.97'

N 11°21'52" W  
17.57'  
**LOT 24  
(1.033 AC)**

**0.001 ACRES**  
55 SQ.FT. MORE OR LESS

**LOT 25  
(1.234 AC)**



**LOCATION MAP  
N.T.S.**

**BULVERDE ROAD**  
(ROW VARIES)

GEORGE VOSS  
SURVEY NO. 340 1/2  
ABSTRACT 788  
C.B. 4955

**JONES-MALTSBERGER**

**NOTES:**

1) 1/2" IRON ROD WITH  
YELLOW CAP MARKED  
"PAPE-DAWSON" SET AT  
ALL PROPERTY CORNERS  
UNLESS OTHERWISE NOTED.

2) BEARINGS ARE BASED  
ON THE NORTH AMERICAN  
DATUM OF 1983 (CORS  
1996), FROM THE TEXAS  
COORDINATE SYSTEM  
ESTABLISHED FOR THE  
SOUTH CENTRAL ZONE.

**SURVEY  
OF**

**LOT 23 REMAINDER PORTION OF EASEMENT PARCEL 4, PART 6**

A 0.001 ACRE, OR 55 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF LOT 23, BLOCK 1 OF THE FISCHER MARKETPLACE SUBDIVISION AS RECORDED IN VOLUME 9619, PAGE 205 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, CONVEYED TO GOODWILL INDUSTRIES OF SAN ANTONIO IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14800, PAGES 528-533 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GEORGE VOSS SURVEY NO. 340 1/2, ABSTRACT 788, COUNTY BLOCK 4955, NOW IN NEW CITY BLOCK (N.C.B.) 17725 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 0.001 ACRE TRACT BEING A REMAINDER PORTION OF THAT 0.235 ACRE EASEMENT PARCEL 4 PART 6 ESTABLISHED FOR THE F.M. 1604, CHARLES ANDERSON LOOP, IN THAT EASEMENT FOR HIGHWAY PURPOSES CONVEYED BY R.J. AND MARTHA FISCHER TO THE STATE OF TEXAS ON 25TH OF NOVEMBER 1960, RECORDED IN VOLUME 4551, PAGES 99-102 DEED RECORDS OF BEXAR COUNTY, TEXAS,

**PAPE-DAWSON  
ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

STATE OF TEXAS }  
COUNTY OF BEXAR }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS  
PREPARED FROM AN ACTUAL SURVEY MADE ON THE  
GROUND UNDER MY SUPERVISION AND THAT ALL  
BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY,  
AND THAT THERE ARE NO VISIBLE EASEMENTS OR  
ENCROACHMENTS EXCEPT AS SHOWN.

THIS 20TH DAY OF JULY, 2011 A.D.

*[Signature]*